



Western Riverside Council of Governments Technical Advisory Committee

AGENDA

**Thursday, February 20, 2025
9:30 AM**

**Western Riverside Council of Governments
3390 University Avenue, Suite 200
Riverside, CA 92501**

Remote Meeting Locations:

**City of Beaumont
Beaumont Civic Center
550 East 6th Street, Map Room
Beaumont, CA 92223**

**City of Calimesa
Senior Center Map Room
908 Park Avenue
Calimesa, CA 92230**

**City of Lake Elsinore
City Hall, City Manager's Office
130 S. Main Street
Lake Elsinore, CA 92530**

**City of Murrieta
1 Town Square, Conference Room 2C
Murrieta, CA 92562**

**City of Temecula
City Hall, City Manager's Office
41000 Main Street
Temecula, CA 92590**

**City of Wildomar
City Hall
23873 Clinton Keith Road, Suite 201**

Wildomar, CA 92595

March Air Reserve Base
14205 Meridian Parkway, Ste. 140
Meridian Conference Room
Riverside, CA 92518

3593 Eastfield Court
Carmel, CA 93923

Committee members are asked to attend this meeting in person unless remote accommodations have previously been requested and noted on the agenda. The below Zoom link is provided for the convenience of members of the public, presenters, and support staff.

[Public Zoom Link](#)

Meeting ID: 845 3727 4013

Passcode: 478832

Dial in: 669 444 9171 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Technical Advisory Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to lfelix@wrcog.us.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix at least 72 hours prior to the meeting at (951) 405-6706 or lfelix@wrcog.us. Later requests will be accommodated to the extent feasible.

The Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. **CALL TO ORDER (Clara Miramontes, Chair)**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **PUBLIC COMMENTS**

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction

of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

A. Action Minutes from the January 16, 2025, Technical Advisory Committee Meeting

Requested Action(s):

1. Approve the Action Minutes from the January 16, 2025, Technical Advisory Committee meeting.

6. REPORTS / DISCUSSION

A. Fiscal Year 2025/2026 Budget

Requested Action(s):

1. Receive and file.

B. C-PACE Activities Update and Annual C-PACE Program Bond Capacity Review

Requested Action(s):

1. Recommend that the Executive Committee authorize the Executive Director to approve an increase of \$80M in bond capacity for the Greenworks / Nuveen Green Capital Commercial PACE Program to a total of \$580M in bonding capacity through Fiscal Year 2025/2026.

C. Appointment to the Riverside County Emergency Medical Care Committee

Requested Action(s):

1. Nominate one City Manager to serve as the WRCOG primary representative and one City Manager to serve as the WRCOG alternate representative to the Riverside County Emergency Medical Care Committee.

7. REPORT FROM THE EXECUTIVE DIRECTOR

Dr. Kurt Willson

8. ITEMS FOR FUTURE AGENDAS

Members are invited to suggest additional items to be brought forward for discussion at future Committee meetings.

9. GENERAL ANNOUNCEMENTS

Members are invited to announce items / activities which may be of general interest to the Committee.

10. NEXT MEETING

The next Technical Advisory Committee meeting is scheduled for Thursday, March 20, 2025, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

11. ADJOURNMENT

Technical Advisory Committee

Action Minutes

1. CALL TO ORDER

The meeting of the Technical Advisory Committee was called to order by Chair Clara Miramontes at 9:32 a.m. on January 16, 2025, in WRCOG's office.

2. PLEDGE OF ALLEGIANCE

Chair Miramontes led the Committee members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Beaumont - Elizabeth Gibbs
- City of Calimesa - Will Kolbow
- City of Canyon Lake - Aaron Brown
- City of Corona - Brett Channing
- City of Eastvale - Mark Orme
- City of Jurupa Valley - Rod Butler
- City of Lake Elsinore - Jason Simpson
- City of Moreno Valley - Sean Kelleher*
- City of Murrieta - Kristen Crane
- City of Perris - Clara Miramontes
- City of Riverside - Ruby Castillo
- City of Temecula - Betsy Lowrey
- City of Wildomar - Dan York
- March Joint Powers Authority (JPA) - Cindy Camargo
- Western Water - Craig Miller

* Arrived after Roll Call

Absent:

- City of Banning
- City of Hemet
- City of Menifee
- City of Norco
- City of San Jacinto
- County of Riverside
- Eastern Municipal Water District
- Riverside County Office of Education

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR

ACTION:	APPROVED AS RECOMMENDED
MOVER:	Canyon Lake
SECONDER:	Jurupa Valley
AYES:	Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Jurupa Valley, Lake Elsinore, Murrieta, Perris, Riverside, Temecula, Wildomar, Western Water, March JPA

A. Action Minutes from the November 21, 2024, Technical Advisory Committee Meeting

Action:

1. Approved the Action Minutes from the November 21, 2024, Technical Advisory Committee meeting.

6. REPORTS / DISCUSSION

A. Professional Services Agreement with AECOM Technical Services, Inc.

ACTION:	APPROVED AS RECOMMENDED
MOVER:	Eastvale
SECONDER:	Jurupa Valley
AYES:	Beaumont, Calimesa, Canyon Lake, Corona, Eastvale, Jurupa Valley, Lake Elsinore, Murrieta, Perris, Riverside, Temecula, Wildomar, Western Water, March JPA

Action:

1. Recommended that the Executive Committee approve the Professional Services Agreement with AECOM Technical Services, Inc., for microgrid and community resilience center feasibility studies in an amount not to exceed \$175,000.

B. VMT Mitigation Program Activities Update

Action:

1. Received and filed.

7. REPORT FROM THE EXECUTIVE DIRECTOR

Executive Director Dr. Kurt Wilson reported that the Executive Committee attended a Strategic Planning Session last week and has a high degree of confidence with WRCOG's progress; however, the members would like to see more involvement in communications and advocacy. WRCOG has been asked to weigh in on the South Coast Air Quality's Rules 1110 and 1121; WRCOG does not have a position on these Rules, and this information will be shared with WRCOG's Advocacy Ad Hoc Committee. Staff have prepared and will be distributing WRCOG Return on Investment sheets for each jurisdiction.

8. ITEMS FOR FUTURE AGENDAS

There were no requests for future agenda items.

9. GENERAL ANNOUNCEMENTS

Chair Miramontes announced that she attended the Strategic Planning Session and learned that WRCOG's Streetlight Program can be used as a tool for Economic Development.

Committee member Craig Miller announced that the water community will be seeking support of Senate Bill 72, the California Water Plan, in the coming months. Mr. Miller indicated that he is available to answer any questions related to water regarding the recent and current fire situation.

10. NEXT MEETING

The next Technical Advisory Committee meeting is scheduled for Thursday, February 20, 2025, at 9:30 a.m., in WRCOG's office at 3390 University Avenue, Suite 200, Riverside.

11. ADJOURNMENT

The meeting was adjourned at 10:34 a.m.



Western Riverside Council of Governments Technical Advisory Committee

Staff Report

Subject: Fiscal Year 2025/2026 Budget
Contact: Andrew Ruiz, Chief Financial Officer, aruiz@wrcog.us, (951) 405-6741
Date: February 20, 2025

Recommended Action(s):

1. Receive and file.

Summary:

The annual budget process for Fiscal Year 2025/2026 includes sharing major changes or issues with the Technical Advisory Committee (TAC) for consideration and input. With a small number of exceptions, the upcoming budget is substantially similar to the current year budget. This item is intended to highlight those changes.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide information regarding Finance Department activities. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #3 (Ensure fiscal solvency and stability of the Western Riverside Council of Governments).

Discussion:

Background

There are two externally driven and three internally driven changes of interest.

EXTERNAL

The change in federal funding and programmatic priorities has resulted in Stop Work orders affecting some WRCOG programs. While those orders are currently being debated in political and legal arenas, we are similarly situated to most public agencies as we await clarity from the federal government. Fortunately, the exposure poses a very small risk to WRCOG because the federal government is not a significant revenue source for us.

One of the lessons learned from the last Class & Compensation study was that we should seek regular Cost of Living Adjustments (COLA) in order to maintain market comparability and avoid large single-year market gaps that occur over time. After surveying similar agencies, we informally adhere to the

Riverside County Transportation Commission standard of applying the 2024 annual CPI rate for the Riverside-San Bernardino-Ontario Region while applying a minimum and maximum rate based on affordability. By applying that formula, the proposed budget will include a 2.6% COLA for employees.

INTERNAL

Almost two years ago, the TAC was directed by the Executive Committee to evaluate the WRCOG member dues levels and provide a recommendation. The TAC recommendation has been vetted through the committee structure and approved by the Executive Committee. It will be incorporated into the upcoming proposed budget.

Workload changes in some programs have raised the issue of staffing levels. Those discussions are ongoing and, based on an analysis of workload and affordability, may result in new proposed positions. If positions are included in the proposed budget, further information will be brought to the TAC at a future meeting.

The most significant change for the proposed budget will be a change to the WRCOG office space. Currently, WRCOG rents office space in Citrus Towers to serve the majority of WRCOG staff. The Executive committee has authorized the purchase of a new building to serve our office needs. The purchase is on schedule to be completed in the current fiscal year. If so, the proposed budget will see a significantly decreased cash position (proposing an all cash purchase) offset by a new asset of similar value. Additionally, the proposed budget will include a new project code to account for the new revenues and expenses including substantial rental income from tenants.

Prior Action(s):

None.

Financial Summary:

This item is for informational purposes only; therefore there is no fiscal impact. However, as staff begins to receive direction and further develop the budget, fiscal impacts will be related to the upcoming Fiscal Year 2025/2026 budget.

Attachment(s):

None.



Western Riverside Council of Governments Technical Advisory Committee

Staff Report

Subject: C-PACE Activities Update and Annual C-PACE Program Bond Capacity Review
Contact: Casey Dailey, Director of Energy & Environmental Programs, cdailey@wrcog.us, (951) 405-6720
Date: February 20, 2025

Recommended Action(s):

1. Recommend that the Executive Committee authorize the Executive Director to approve an increase of \$80M in bond capacity for the Greenworks / Nuveen Green Capital Commercial PACE Program to a total of \$580M in bonding capacity through Fiscal Year 2025/2026.
-

Summary:

WRCOG's Commercial Property Assessed Clean Energy (C-PACE) Program offers commercial property owners financing options for renewable energy, energy efficiency, water conservation, seismic strengthening, and electric vehicle charging infrastructure improvements. WRCOG issues limited obligation bonds to finance the improvements which are then repaid via property tax assessment by the property owner. In December 2024, the Executive Committee directed staff to bring forward an annual review of C-PACE bond capacity that aligns with the development of the WRCOG annual budget. Staff is recommending that the Committee approve an \$80M increase in bonding capacity to the current \$500M for a total of \$580M for the C-PACE Program to ensure sufficient funding for the anticipated Commercial projects in Fiscal Year 2025/2026.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update on Commercial PACE activities and review C-PACE Program bond capacity. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (To develop projects and programs that improve infrastructure and sustainable development in the subregion).

Discussion:

Background

Property Assessed Clean Energy (PACE) Programs are authorized by several states to offer property-based financing assistance to residential and/or commercial property owners seeking to implement energy saving, renewable energy, water conservation, new construction, electric vehicle charging stations, and seismic strengthening improvements. For both residential and commercial projects, improvements installed utilizing PACE financing are secured by placing a lien on the underlying property

and are paid back through a line-item charge on the secured property tax bill. California began authorizing PACE financing in 2008 and is currently one of 40 states to authorize this type of financing for commercial projects and one of only three states offering the Program for residential projects. WRCOG began offering PACE financing for local residential and commercial projects in 2011.

In 2014, the WRCOG Program offerings expanded beyond the WRCOG boundaries to include much of the state - 384 of the 482 cities and 47 of the 58 counties in California. This was accomplished by enrolling the extra-territorial jurisdictions as Associate Members of WRCOG. The Residential Program was closed to new participants in 2021 at the direction of the Executive Committee; however, the Commercial Program remains active, and the Associate Member designations also remain active.

The Commercial Program operates in partnership with external vendors, or providers, who provide design and administrative services to the Program, which include setting and adhering to processes and procedures to review eligibility of potential improvements, marketing the program, approving property owner applications, providing origination services related to financing eligible C-PACE improvements, and developing of a standard set of documents documenting the legal requirements of the transaction. WRCOG currently works with Nuveen Green Capital (formerly Greenworks Lending).

Until recently, the partner list included Nuveen Green Capital, CleanFund, and Twain Financial Partners Holding. Two of the three partners are no longer participating in the Program. As a result, there is currently only one provider, Nuveen Green Capital, partnering with WRCOG for C-PACE projects. Having a sole provider is contrary to best practices and reminiscent of the former residential (HERO) program's relationship with a single provider.

In March 2024, the Executive Committee gave direction to staff to open the Program to additional C-PACE providers. Staff have received high levels of interest from potential partners looking to participate with WRCOG's Commercial Program. Any decision to bring additional providers into the Program requires approval from the Executive Committee.

What's the Difference Between Residential PACE and C-PACE?

Residential and C-PACE Programs within the state of California were enacted from the same Legislation (Assembly Bill 811). The PACE Program concept and purpose of both types of programs are similar, as they both provide a financing option to property owners for eligible energy efficiency, renewable energy, and water conservation. Beyond this general framework, however, C-PACE firstly differentiates from residential PACE in that C-PACE can support financing eligible projects within new construction, can provide a 36-month retroactive look-back financing for eligible products, and can provide financing for seismic and fire-hardening improvements, which residential PACE does not. C-PACE projects more closely align with local government economic development efforts by offering competitive financing to businesses seeking to develop or expand new commercial facilities within its jurisdictions.

Additionally, C-PACE differentiates itself from residential PACE in financing closing processes in the following important ways:

1. **Lender consent** - existing lienholders are required to acknowledge and consent to C-PACE financing. This requires acknowledgement of senior lien holder prior to finance closing.
2. **Enhanced underwriting standards** - C-PACE works with businesses and corporations, and as such, the underwriting process includes businesses and PACE legal counsels and typically takes a

longer process. Typical underwriting processes include the legal review of multiple projects, financing, and legal documents which, in many cases, can take up to a few months.

3. **More sophisticated borrowers** - C-PACE is a business transaction on both sides of the deal. Borrowers are typically commercial real estate owners or developers with legal counsel to review loan and bond documents. As a result of this, C-PACE transactions typically take weeks, if not months, to complete.

C-PACE Project Update

In Fiscal Year (FY) 2020/2021, the C-PACE Program financed 11 projects for a total amount of \$81.1M and covered five energy efficiency projects (two with seismic improvements), three renewable system projects, and three refinance projects. Over \$8M in C-PACE financing was used by business owners in two WRCOG subregional projects:

1. A retrofit project at an exotic car dealership in the City of Murrieta covering HVAC, electrical, lighting, plumbing, and roofing improvements.
2. A new construction apartment project in the City of Corona covering HVAC, plumbing, seismic, electrical, and windows.

In FY 2021/2022, 11 C-PACE projects were completed, totaling \$68M, and covered six energy efficiency projects (five with seismic improvements), three renewable system projects, and two new construction projects. Over \$12M in C-PACE financing was used by business owners in two WRCOG subregional projects:

1. An energy efficiency project converting vacant space for a brewery in the City of Temecula covering HVAC, building envelope, and installation.
2. A new construction project converting a senior living center in the City of Temecula covering HVAC, lighting / electrical, building envelope, and plumbing.

In FY 2022/2023, three C-PACE projects were completed, totaling \$15.3M, and covered two new construction and one retrofit project:

1. A new construction, 914-unit self-storage facility in the City of El Cajon, covering HVAC, plumbing, seismic, building envelope, and electrical improvements.
2. A retrofit project of an existing 135-room hotel, comprised of 54,102 square feet in the City of Santa Rosa, covering electrical, lighting, plumbing, building envelope improvements and related soft costs.
3. A new construction project with Everhome Suites Hotel located in Temecula. The project's energy improvements are eligible measures, envelope, concrete, steel, windows, and lighting.

In FY 2023/2024, three C-PACE projects have been completed, totaling \$39M, and covered one renewable and two new development projects:

1. A renewable solar array atop a ground up new development in the City of Carlsbad covering solar improvements.
2. A ground up new development in the City of El Centro covering seismic, building envelope, plumbing, lighting, and electrical.
3. A ground up new development in the Sand City covering seismic, building envelope, plumbing,

lighting, and electrical.

As shown below, the frequency, volume, and value of closed C-PACE projects vary greatly and do not appear to follow a predictable pattern or cycle.

Fiscal Year	Completed Projects	Amount of C-PACE Financing
2017/2018	1	\$1,806,854.50
2018/2019	9	\$6,247,153.44
2019/2020	8	\$54,991,988.25
2020/2021	11	\$81,115,090.22
2021/2022	11	\$67,767,724.02
2022/2023	3	\$15,347,209.00
2023/2024	3	\$38,841,961.00
Total	46	\$266,117,980.43

Additionally, there is some volatility among the various companies that offer C-PACE financing. In 2022, one of WRCOG's C-PACE partners, Clean Fund, withdrew from the industry and, in 2023, Twain Financial Partners, announced it was no longer going to offer C-PACE financing. This volatility does appear to be limited to a small number of companies and appears to be balanced by the continued growth of C-PACE throughout the nation and the continued interest WRCOG receives from interested parties as further discussed below.

Present Situation

Continued Interest to Participate in WRCOG C-PACE Program and Expansion to Partner Directly with Capital Providers

Over the last year, staff have received **35** requests from additional service providers and potential capital providers regarding interest in participating in WRCOG's C-PACE Program, most notably from large investment banks developing C-PACE groups, such as JP Morgan and Citizen's Business Bank. Previously, staff informed these providers that it is the current direction of the Executive Committee not to expand the C-PACE Program to additional providers.

Additionally, Nuveen Green Capital, WRCOG's existing C-PACE partner, expressed interest in adding additional jurisdictions (currently 384 jurisdictions across California) to WRCOG's approved jurisdictional list.

On March 4, 2024, the Executive Committee authorized the expansion of WRCOG's C-PACE Program to create a pathway to partner directly with investment and commercial banks and other financial institutions - Direct Capital Providers (DCP) - in which there would be no administrators or program administration agreements needed. The benefits analyzed of this WRCOG DCP program include:

- Working with capital providers subject to federal banking regulations and audited by the federal government.
- Typically, with capital providers, PACE financing constitutes only a small portion of its portfolio and, as such, there is a diversification of capital provider's investments / assets.
- Capital providers with a commercial lending platform could offer PACE as an additional lending

option to projects. As such, banks would conduct their own due diligence of projects and would have established underwriting criteria.

- With no program administrator for these projects, interest rates and fees would be lower as the financing is directly placed with the capital provider.
- Potentially, the capital provider could also serve as the fiscal agent / trustee and thereby reduce the costs of financing as well.
- Increased minimum project size leads to more sophisticated property owners.

Additionally, since 2021, staff analyzed potential risks and developed mitigation measures through program design and additional effort management and reassessment. Potential risks could include:

- No indemnification of projects.
- Failed or fraudulent projects.
- Increase in annual administrative costs to property owners.

Mitigation measures of identified risks include:

- Indemnification risk:
 - Require investor letter clearly describing bank roles / responsibilities.
 - Partnership with stables and diverse capital providers.
- Failed or fraudulent project risk:
 - Same compliance process as with current providers.
- Risk of potential increase in annual administrative costs:
 - Property owners could be subject to an increase in annual administrative costs.
- Additional management of efforts:
 - Add additional requirements for Capital Providers.
 - Must be federally regulated institution.
 - 2+ years of C-PACE experience.
 - 10+ years of commercial banking experience.
 - Minimum of \$10M in capital available for financing C-PACE loans.

Maximum Bond Authorization

WRCOG's primary role is the issuance of limited obligation bonds. These bonds are distinct from general obligation bonds in several ways but most notably is the absence of risk to the WRCOG Treasury (and the Treasuries of WRCOG member agencies) in the event of a default in the assessment or project collapse. Consistent with the Program Agreement, WRCOG is obligated to issue bonds if a strict set of conditions has been met. Each assessment contract must conform to the conditions established by the Executive Committee in WRCOG's Program Reports and must also conform to maximum bond indebtedness limits, or bonding capacity.

Increasing the bonding capacity does not directly authorize the issuance of new bonds. WRCOG issues bonds in accordance with the Program Administration Agreement after reviews are conducted by legal counsel, bond counsel, and WRCOG financial advisors, to ensure they have been deemed to meet adopted standards and requirements prior to execution.

WRCOG previously authorized the Programs to issue bonded indebtedness to finance Authorized Improvements within the Program Area in one or more series of bonds (Resolution Number 08-13, as

amended).

The Executive Committee authorized Greenworks Lending (“Greenworks”) to serve as a Commercial Program administrator for the Programs (the “Greenworks Program”) and the issuance of bonds for the Greenworks Programs (Resolution Number 02-18). Resolution Number 02-18 originally authorized the issuance of one or more series of limited obligation improvement bonds for the Greenworks Program in the maximum aggregate principal amount not to exceed \$150M. Resolution Number 27-19 authorized the increase of the maximum aggregate principal amount of Greenworks Program bonds to \$200M.

On January 8, 2018, WRCOG and Greenworks entered into a Commercial PACE Program Administration Agreement which was executed by Greenworks and WRCOG with assistance from WRCOG's Bond Counsel, Best Best & Krieger (BB&K). The term of this Agreement commenced on January 8, 2018, and terminated on December 31, 2019, and automatically extended for an additional year at the end of each succeeding year. The purpose of this Agreement is for Greenworks to provide Program Administration services and to furnish financing necessary to provide labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately implement the provision of the Program Administration services.

On April 6, 2021, WRCOG and Greenworks entered into a First Amendment to the Administration Agreement to amend the Agreement related to the compensation schedule for performance of Program Administrative services, Exhibit D, and update provisions related to the delivery of notices by or to the Parties. The First Amendment was executed by WRCOG and Greenworks and became effective, binding, valid, and enforceable as of the time of acceptance.

On August 5, 2024, the Executive Committee was presented with a resolution to increase the maximum bonded indebtedness in an amount equal to \$1B. At such meeting, the Executive Committee requested additional information and requested that the matter be remanded to the PACE Ad Hoc Committee.

On September 9, 2024, following a meeting with the Ad Hoc Committee, staff returned with a modified resolution to approve an increase in the maximum bonded indebtedness to \$583M. The Executive Committee voted against such modified resolution, citing concerns regarding, amongst other things, the size of the cap on WRCOG's fees and the lack of transparency regarding large projects. The Executive Committee requested the item return at a subsequent meeting after further evaluation of the agreement terms.

Following the September 9, 2024, Executive Committee meeting, staff provided Greenworks with a notice to terminate the Administration Agreement to allow WRCOG to enter into negotiations with Greenworks to modify the existing Administration Agreement between WRCOG and Greenworks to address the concerns expressed by the Executive Committee. WRCOG was able to negotiate an increase in the cap, which was \$250,000 for all assessment contracts and bonds to:

- \$250,000 for project costs up to \$50 million,
- \$300,000 for project costs over \$50 million up to \$100 million, and
- \$500,000 for project costs over \$100 million

On December 2, 2024, the Executive Committee adopted Resolution Number 30-24, approving WRCOG and Greenworks to enter into a Second Amendment to the Administration Agreement for Greenworks Commercial PACE Program increasing the maximum bonded indebtedness for such Program to \$500M.

The Second Amendment was executed by WRCOG and Greenworks and became effective, binding, valid, and enforceable as of the time of such acceptance. All members will be provided with a copy of Greenworks Executive Summary for Assessment Contract with projects greater than \$200M. WRCOG's standard flat fee will remain 0.70% of total project cost to remain competitive with the market.

Other key items of the negotiation included providing the Executive Committee the opportunity to review large projects as well as the annual review of bond capacity. WRCOG will provide each member of the Executive Committee with a copy of an Executive Summary prepared by Greenworks for Assessment Contracts with project costs in excess of \$200M. Additionally, WRCOG staff will also review bond limits annually, separately but aligned with annual budget planning items, for the Greenworks Program and present such information to the Executive Committee. This annual process will include an annual summary of accomplishments from the previous year, a prospectus of anticipated projects and bond amounts, and potential recommendations from both the WRCOG Finance Directors' Committee and Technical Advisory Committee.

Review of Bond Capacity and Fiscal Year 2025/2026 (FY 25/26) Outlook

To-date, Nuveen has closed approximately \$180M in projects. As of December 2, 2024, due to the increase in bonding capacity of the Nuveen C-PACE Program to \$500M in capacity, there remains \$320M in available bonding capacity.

In January 2025, staff met with Nuveen Green Capital to discuss the longer-term outlook of projects to best estimate the bond capacity needs through FY 2025/2026. Currently, there are two projects estimated to close in the near-term pipeline, with a total PACE financed amount of \$30,051,000 (\$15.2M and \$14.8, respectively). Staff anticipate the closure of these projects in March 2025. In addition to the previously mentioned two projects, Nuveen anticipates a handful of projects, and at least one substantially larger project (greater than \$100M) that equates roughly \$400M in funding needs.

This action requests authority to raise the maximum bond indebtedness level by \$80M in order to achieve sufficient capacity for the issuance of limited obligation bonds for conforming Commercial PACE projects through FY 2025/2026.

Prior Action(s):

December 2, 2024: The Executive Committee adopted Resolution Number 30-24, A Resolution of the Executive Committee of the Western Riverside Council of Governments approving the form of a Second Amendment to the Administration Agreement for the Greenworks Commercial PACE Program, increasing the maximum bonded indebtedness for such Program and approving other actions in connection thereto.

Financial Summary:

PACE Program Activities are included in the Agency's adopted FY 2024/2025 Budget under the Energy & Environmental Department (Fund 110). If the total bond authorization is increased, the additional bond capacity could enable the completion of more projects, which would generate increased revenue for the Program. While WRCOG acts as the bond issuer, it does not carry the liability for the bonds on its financial statements, as these are considered a fiduciary activity of the Agency, and is reported as a

custodial fund in accordance with GASB 84.

Attachment(s):

None.



Western Riverside Council of Governments Technical Advisory Committee

Staff Report

Subject: Appointment to the Riverside County Emergency Medical Care Committee
Contact: Dr. Kurt Wilson, Executive Director, kwilson@wrcog.us, (951) 405-6701
Date: February 20, 2025

Recommended Action(s):

1. Nominate one City Manager to serve as the WRCOG primary representative and one City Manager to serve as the WRCOG alternate representative to the Riverside County Emergency Medical Care Committee.

Summary:

The Riverside County Emergency Medical Services Agency (EMS) is a designated government entity in Riverside County that oversees and regulates the delivery of prehospital emergency services. The Riverside County Emergency Medical Care Committee (EMCC) is an advisory body that provides input to the operations of the EMS. Members of the EMCC are appointed by the Riverside County Board of Supervisors. WRCOG is authorized to recommend a City Manager to serve as the primary representative for the WRCOG subregion, which has traditionally been a member of the Technical Advisory Committee (TAC) for a 3-year term. The current term expires on June 30, 2025.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to designate one City Manager to serve as the primary WRCOG representative and one City Manager to serve as the WRCOG alternative representative to the EMCC. This effort aligns with WRCOG 2022-2027 Strategic Plan Goal #4 (Communicate proactively about the role and activities of the Council of Governments).

Discussion:

Background

Membership on the EMCC is determined by the Riverside County Board of Supervisors. Consistent with previous years, the EMCC has requested that the WRCOG's TAC recommend a TAC member to serve as an ex-officio member of the EMCC. If approved by the Board of Supervisors, that member will represent WRCOG on the EMCC.

The EMCC was established on October 15, 1985. Article 3, Sections 1797.270 , 272, 274 and 276 of Division 2.5 of the Health and Safety Code sets forth the responsibilities for the establishment and

function of the County's EMCC. The composition of the EMCC is established by the attached County Board Resolution 2001-358, dated December 18, 2001, and includes members appointed by the Board of Supervisors. The membership includes a representative nominated by WRCOG.

The function of EMCC is to advise the Riverside County Board of Supervisors on all aspects of emergency medical care within the County, to report on observations, and to provide recommendations concerning the feasibility and content of emergency medical care programs within the County. The EMCC is comprised of 15 ex-officio members, one of which is a City Manager appointed from WRCOG. WRCOG is required to appoint one representative and one alternate to the EMCC.

The regular length of term is for a period of three years and members may serve a maximum of three consecutive terms; the current term expires June 30, 2025. Meetings are held four times a year.

Present Situation

In 2022, the Technical Advisory Committee recommended that Jason Simpson, City of Lake Elsinore, serve as the WRCOG representative to the EMCC. His appointment was later approved by the Riverside County Board of Supervisors. His current term expires on June 30, 2025. Mr. Simpson has expressed his interest in continuing to serve in that role for a subsequent 3-year term.

Prior Action(s):

September 11, 2023: The Executive Committee nominated Lori Sassoon, City of Norco, as the WRCOG alternate representative to the Riverside County Emergency Medical Care Committee.

August 17, 2023: The Technical Advisory Committee appointed Lori Sassoon, City of Norco, as the WRCOG alternate representative to the Riverside County Emergency Medical Care Committee.

May 19, 2022: The Technical Advisory Committee appointed Jason Simpson, City of Lake Elsinore, as the WRCOG representative, and Chris Mann, City of Canyon Lake, as the WRCOG alternate representative, to the Riverside County Emergency Medical Care Committee.

Financial Summary:

This action is for an appointment to an outside committee and has no fiscal impact to WRCOG.

Attachment(s):

[Attachment 1 - EMCC composition March 2013](#)

116

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Department of Public Health

SUBMITTAL DATE:

March 25, 2013

SUBJECT: Emergency Medical Care Committee (EMCC)

RECOMMENDED MOTION: That the Board of Supervisors adopt the attached Resolution No. 2013-052 providing for the Emergency Medical Care Committee membership.

BACKGROUND: The Emergency Medical Care Committee Resolution was last changed in 2001. Since that time, representing organizations have changed their structure. The proposed Resolution designates membership that reflects those entities that should be on the committee as a consequence of their involvement in the County's Emergency Medical Services System. The EMCC approved the proposed Resolution at their October 3, 2012 meeting.

BB:BM/bm

Susan D. Harrington
Susan Harrington
Director Department of Public Health

**FINANCIAL
DATA**

Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	12/13

SOURCE OF FUNDS: N/A

Positions To Be Deleted Per A-30	☐
Requires 4/5 Vote	☐

C.E.O. RECOMMENDATION:

APPROVE

BY: *Debra Cournoyer*
Debra Cournoyer

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 23, 2013
xc: Public Health

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: 3.8 12/18/01

District: All / All

Agenda Number:

3-42₁₉

FORM APPROVED-COUNTY COUNSEL

BY: *Anita C. Willis* 4-9-13

DATE: 4-9-13
Departmental Concurrence

Dept't Recomm.:
Per Exec. Ofc.:
☒ Policy
☒ Policy
☐ Consent
☐ Consent

2 RESOLUTION NO. 2013-052

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
4 COUNTY OF RIVERSIDE PROVIDING FOR AN EMERGENCY MEDICAL CARE
5 COMMITTEE FOR THE COUNTY OF RIVERSIDE
6

7 WHEREAS, the Board of Supervisors of the County of Riverside established the Emergency
8 Medical Care Committee (EMCC) on October 15, 1985.

9 BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of
10 Riverside, State of California, in regular session assembled on March 12, 2013, that effective, March
11 12, 2013, an Emergency Medical Care Committee is now established within and for the County of
12 Riverside as follows:

- 13 1. The Riverside County Emergency Medical Care Committee shall consist of seventeen (17)
14 members, all nominated members are to be appointed by the Board of Supervisors and the
15 composition of this committee is as follows:
- 16 a. One Emergency Department Physician, practicing in a hospital located within Riverside
17 County nominated by the Prehospital Medical Advisory Committee (PMAC);
 - 18 b. One representative from the Hospital Association of Southern California to be the Vice
19 President of the Inland Regional Office;
 - 20 c. One Physician representative of the Riverside County Medical Association nominated by
21 that organization;
 - 22 d. One representative from the County contracted emergency ground ambulance provider
23 that serves a majority of the County's Exclusive Operating Areas (EOAs).

- e. One representative from the Ambulance Association of Riverside County nominated by that organization;
- f. One representative from the County's Permitted air ambulance providers nominated by the air ambulance permitted providers;
- g. One Fire Chief representing the Riverside County Fire Chiefs' Association nominated by that organization;
- h. One City Manager from Coachella Valley Association of Governments (CVAG) nominated by that organization;
- i. One City Manager from Western Riverside Council of Governments (WRCOG) nominated by that organization;
- j. One representative of the Riverside County Law Enforcement Agency Administrators' Association nominated by that organization;
- k. One Prehospital representative of the Riverside County Prehospital Medical Advisory Committee nominated by that committee;
- l. One representative of the Riverside County Fire Department appointed by the Riverside County Fire Chief; and
- m. One member-at-large from each Riverside County Supervisorial District.

- 2. Nominated members and members-at-large shall serve a three (3) year term with staggered expiration dates so that no more than one-third of the membership shall require replacement or reappointment at any one time. The Committee shall choose its chairperson and vice-chairperson annually, and shall determine the time and place for regular meetings of the Committee.

- 1 3. A quorum shall consist of one more than half the number of filled committee positions.
2 Action taken shall require the affirmative vote of a majority of those present. The Chairman
3 votes only in case of a tie.
- 4 4. The Committee shall perform the functions of an Emergency Medical Care Committee
5 defined by Article 3, Chapter 4 of Division 2.5 of the California Health and Safety Code.
- 6 5. The Committee shall serve in an advisory capacity for the Board of Supervisors concerning
7 all aspects of emergency medical care within the County and report to the Board in
8 conjunction with its review of the various aspects of the emergency medical care within the
9 County, the Committee shall report to the Board of Supervisors, its observations and
10 recommendations concerning the feasibility and content of emergency medical care programs
11 within the County in conjunction with cities within the County, other counties, the State and
12 the United States.
- 13 6. Except for Supervisorial appointees, each organization may designate an alternate to serve in
14 the event of an absence by that organization's primary member.
- 15 7. The EMCC shall prepare an annual report to the Board of Supervisors on the current and
16 anticipated condition of Emergency Medical Services (EMS) and EMS system operation
17 within the County.

18 BE IT FURTHER RESOLVED AND ORDERED by the Board of Supervisors of the County
19 of Riverside, State of California, that effective immediately on the adoption of this resolution that all
20 prior resolutions concerning the establishment of the Emergency Medical Care Committee, including
21 but not limited to, Resolution No. 2001-358 are hereby superseded and rescinded.

2 RESOLUTION NO. 2013 – 052

3 RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
4 COUNTY OF RIVERSIDE PROVIDING FOR AN EMERGENCY MEDICAL CARE
5 COMMITTEE FOR THE COUNTY OF RIVERSIDE

6 ADOPTED by Riverside County Board of Supervisors on April 23, 2013.

7 ROLL CALL:

8 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
9 Nays: None
Absent: None

10
11
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
13 Supervisors on the date therein set forth.

14 KECIA HARPER-IHEM, Clerk of said Board

15 By: _____
16 Deputy

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23 04.23.13 3-42